WARRANTY DEED

Karen Johnson
Batch # 1464865
08/27/2026 10:28:30 AM
Fees: $13.00 Taxes: $2,775.00

Davidson County
DEEDWARR
2 pgs

20260827-0079611

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 7-14-30

(AFFIX SEAL)

#18169

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Hancock	New Owner	06108006000
(NAME)	(NAME)	
4202 Brush Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Malone a/k/a Mary Malone Betty unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joshua Hancock and Monica Hancock, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 2, on the Plan of A. J. McGaughey's Hayesboro Subdivision, as of record in Book 547, page 15 and 16, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

TOGETHER with the portion of Haysboro Road which was closed by Ordinance No. 094-1053, Metropolitan Governement of Nashville and Davidson County, TN

Being the same property conveyed to B. Rucker Betty by Deed of record in Book 6519, Page 609 and 610, and then B. Rucker Betty aka B. Rucker Betty IV aka Benjamin Rucker Betty IV conveyed to Mary Malone Betty as ordered in Docket No. 00D-1670 Final Decree unto Mary Malone Betty in instrument # 20010518-0051549. Also, reference deed from John Russell Hargrove conveyed to Mary Malone Betty aka Mary Malone Hargrove pursuant to the terms of docket No. 08D-596 Final Decree in instrument # 20080617-0062277 and then from Mary Malone Hargrove to Mary Malone Betty to change her name with the same final decree in instrument # 20081007-0101719 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4202 Brush Hill Road, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 24th day of August, 2026.

Mary Malone a/k/a Mary Malone Betty

State of Tennessee
County of Davidson

Personally appeared before me Mary Malone a/k/a Mary Malone Betty, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of August, 2026.

Notary Public
My Commission Expires: 10/21/2028

File No.: 18169

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY